



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2400576  
**Applicant Name:** Gary Abrahams for T-Mobile  
**Address of Proposal:** 2901 South Jackson Street

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to establish use for future installation of a minor communication utility (T-Mobile) consisting of 3 panel antennas (3 sector) on the roof of an existing retail/apartment building. The antennas will be enclosed by four screening walls. The project includes electronic equipment to be located in an existing basement storage area.

**SEPA DETERMINATION:** ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading or demolition or  
involving another agency with jurisdiction.

**BACKGROUND DATA**

**Site and Area Description**

The subject Neighborhood Commercial (NC2-40) zoned site on the southeast corner of the intersection of 29<sup>th</sup> Avenue South and South Jackson Street. This lot is currently in the process of being developed with a new retail and residential building.

### Development in the Vicinity

The zone to the north of the site, across South Jackson Street, is Lowrise 3 (L-3) and consists of residential structures. The zone to the west is also Neighborhood Commercial 2- 40 (NC2-40) and consists of mainly multi-family structure. To the south and across Short Place South to the east, properties are zoned Single Family 5000 (SF5000) and are developed with single family and multifamily structures and some small nonresidential structures.

### Proposal Description

The applicant proposes to establish use for future installation of a minor communication utility on the roof of the newly constructed commercial/residential building (City View Apartments). The proposed utility consists of three (3) panel antennas which will be enclosed by four walls of screening. The project includes electronic equipment to be located in a basement storage room.

### Public Comments

The public comment period for this project ended on April 14, 2004. Three written comments were received stating concerns regarding:

- health impacts
- lack of need for antennas at this location because of coverage
- height of the penthouse, view blockage
- inaccuracy of information provided in the Environmental Checklist submitted by the applicant
- existence of a historic building nearby

### SEPA ANALYSIS

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated February 27, 2004 and annotated by the Department. Information in the checklist was supplemented by documentation by David J. Pinion, Professional Engineer with Hatfield & Dawson Consulting Engineers that certifies that the proposed installation will comply with FCC regulations regarding EMR emissions. The information in the checklist, supplemental information provided by the applicant (floor plans and details) and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between the codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part: *"Where City regulations have been adopted to address environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation,"* subject to some limitations. Thus, the mitigation that may be required pursuant to SEPA authority is limited.

### Short Term Impacts

#### Environmental Health

The Federal Communications Commission (FCC) has pre-empted state and local governments from regulating personal wireless service facilities on the basis of environmental effects of radio frequency emissions. As such, no mitigation measures are warranted pursuant to the SEPA Overview Policy (SMC 23.05.665).

The applicant has submitted a Statement of Federal Communication Commission Compliance for Personal Wireless Service Facility and an accompanying “Affidavit of Qualification and Certification” for this proposed facility giving the calculations of radio frequency power density at roof, parapet and ground levels expected from this proposal and attesting to the qualifications of the Professional Engineer who made this assessment. This complies with the Seattle Municipal Code Section 25.10.300 that contains Electromagnetic Radiation standards with which the proposal must conform. The Department’s experience with review of this type of installation is that the EMR emissions constitute a small fraction of that permitted under both Federal standards and the standards of SMC 25.10.300 and therefore for adverse impacts to public health no mitigation is warranted.

#### Construction and Noise Impacts

Codes and development regulations applicable to this proposal will provide sufficient mitigation for most impacts. The initial installation of the antennas may include loud equipment and activities. This construction activity may have an adverse impact on nearby residences. Due to the close proximity of nearby residences, the Department finds that the limitations of the Noise Ordinance are inadequate to appropriately mitigate the adverse noise impacts associated with the proposal. The SEPA Construction Impact policies, (SMC 25.05.675.B) allow the Director to limit the hours of construction to mitigate adverse noise and other construction-related impacts. Therefore, the proposal is conditioned to limit construction activity to non-holiday hours between 7:30 a.m. and 6:00 p.m.

### Long Term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal, namely increased demand for energy and increased generation of electromagnetic radiation emission. These long-term impacts are not considered significant or of sufficient adversity to warrant mitigation.

#### Visual

SMC 23.57.016 will provide sufficient mitigation for impacts.

## **DECISION**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined not to have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).

## **CONDITIONS**

### *During Construction*

The following condition to be enforced during construction shall be posted at the site in a location on the property that is visible and accessible to the public and to construction from both street right-of-ways. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

1. In order to further mitigate the noise impacts during construction, the hours of construction activity shall be limited to non-holiday weekdays between the hours of 7:30 a.m. and 6:00 p.m. This condition may be modified by DPD to allow work of an emergency nature or allow low noise exterior work after approval from the Land Use Planner.

Signature: (signature on file) Date: July 15, 2004  
Darlene Edwards, Land Use Planner  
Department of Planning and Development